

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Clyde Hill/Medina / 33

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 306

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$433,700	\$426,600	\$861,400	\$902,100	95.5%	11.18%
2003 Value	\$447,400	\$436,700	\$884,100	\$902,100	98.0%	11.06%
Change	+\$12,600	+\$10,100	\$22,700		+2.5%	-0.12%
% Change	\$2.9%	+2.4%	+2.6%		+2.6%	-1.07%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.12% and -1.07% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$563,900	\$508,100	\$1,072,000
2003 Value	\$580,400	\$517,000	\$1,097,400
Percent Change	+2.9%	+1.8%	+2.4%

Number of one to three unit residences in the Population: 4124

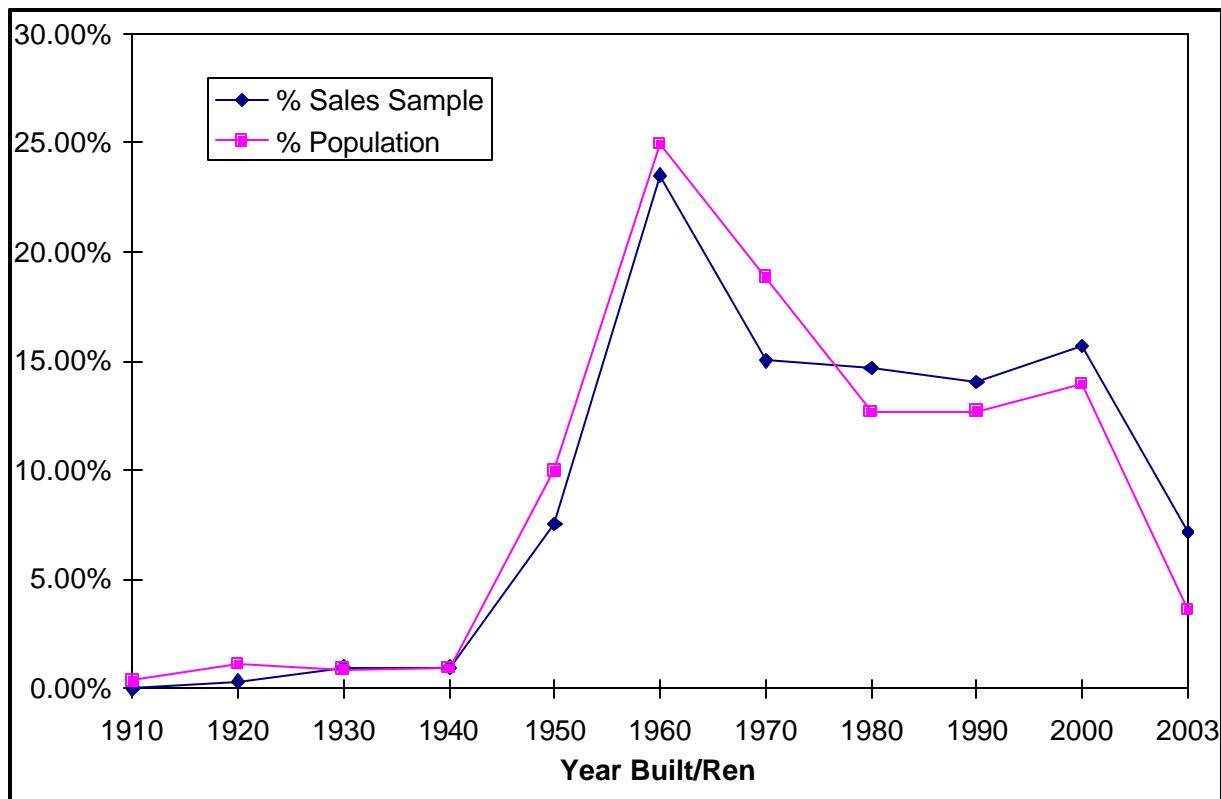
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built after 2000 and grade 9,10,11 have lower average ratios (assessed value/sales price) than other homes, so the formula adjusts these properties upward more than other properties thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.33%
1930	3	0.98%
1940	3	0.98%
1950	23	7.52%
1960	72	23.53%
1970	46	15.03%
1980	45	14.71%
1990	43	14.05%
2000	48	15.69%
2003	22	7.19%
	306	

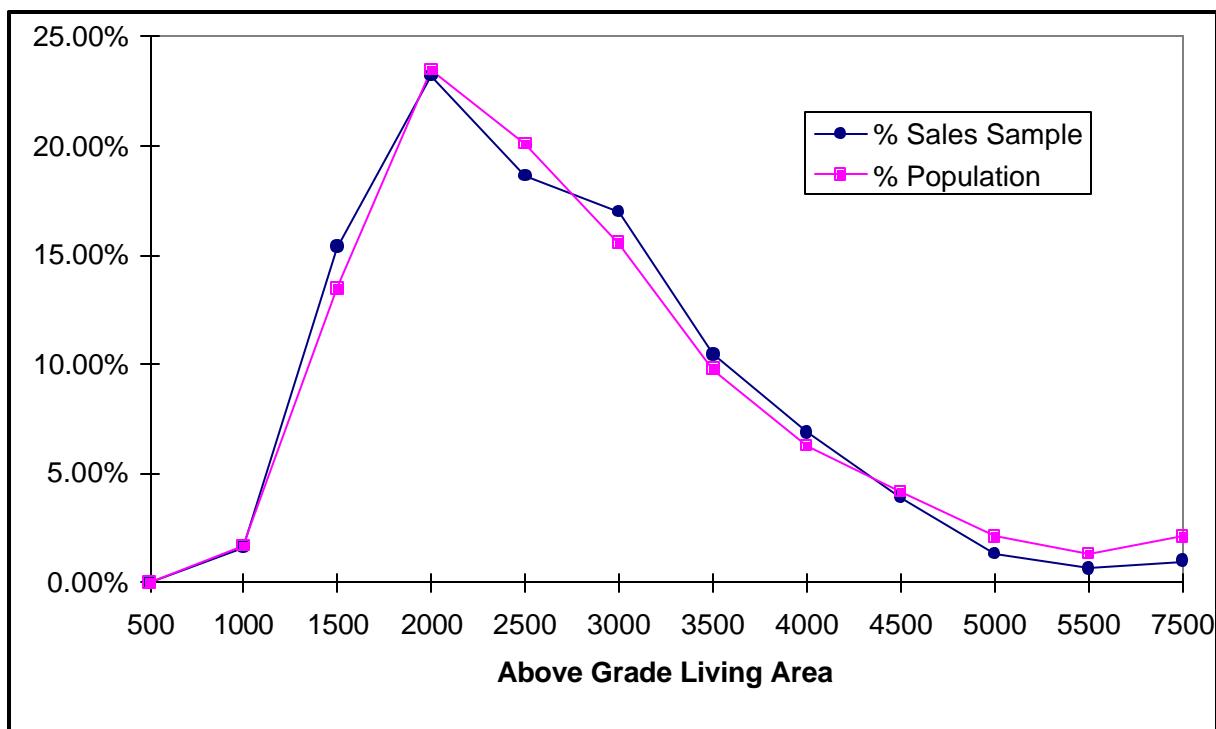
Population		
Year Built/Ren	Frequency	% Population
1910	15	0.36%
1920	47	1.14%
1930	37	0.90%
1940	38	0.92%
1950	412	9.99%
1960	1028	24.93%
1970	777	18.84%
1980	522	12.66%
1990	524	12.71%
2000	575	13.94%
2003	149	3.61%
	4124	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

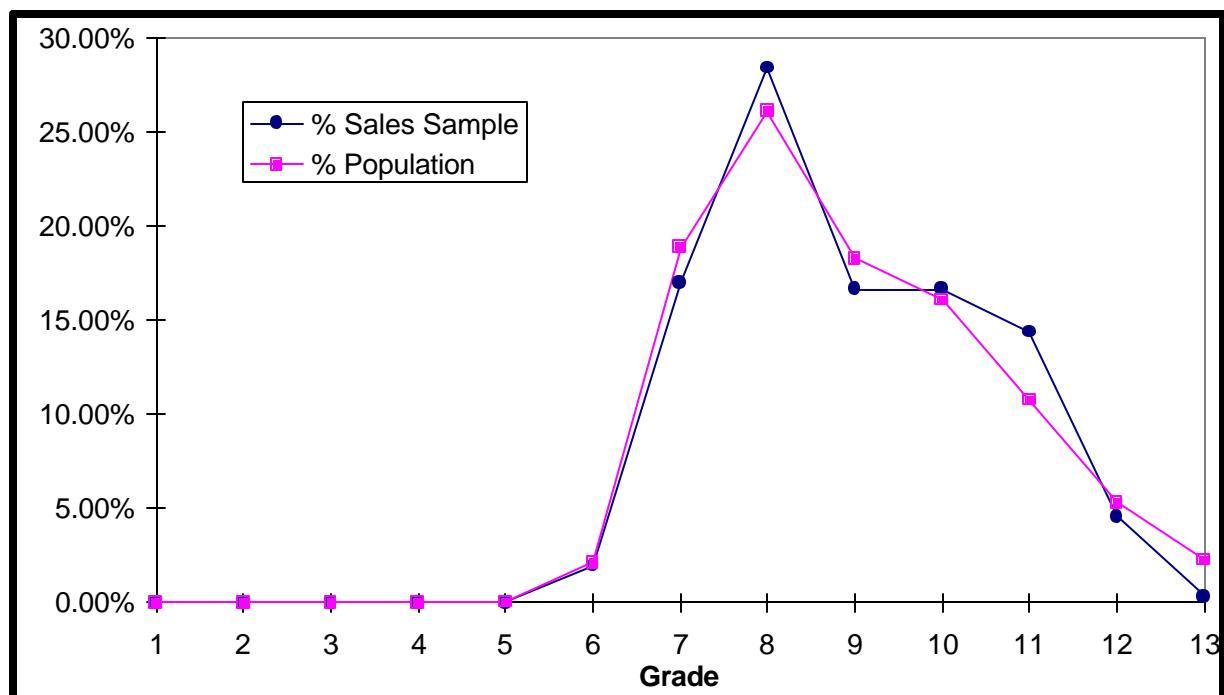
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	5	1.63%	1000	69	1.67%
1500	47	15.36%	1500	555	13.46%
2000	71	23.20%	2000	968	23.47%
2500	57	18.63%	2500	829	20.10%
3000	52	16.99%	3000	641	15.54%
3500	32	10.46%	3500	403	9.77%
4000	21	6.86%	4000	258	6.26%
4500	12	3.92%	4500	172	4.17%
5000	4	1.31%	5000	87	2.11%
5500	2	0.65%	5500	55	1.33%
7500	3	0.98%	7500+	87	2.11%
306			4124		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

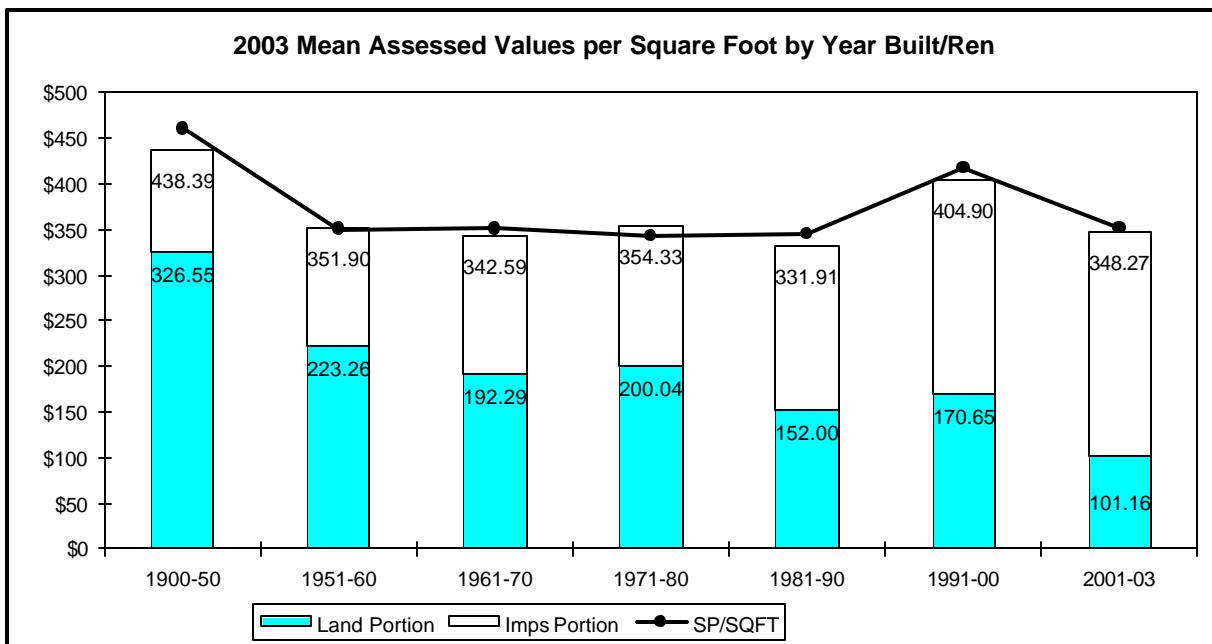
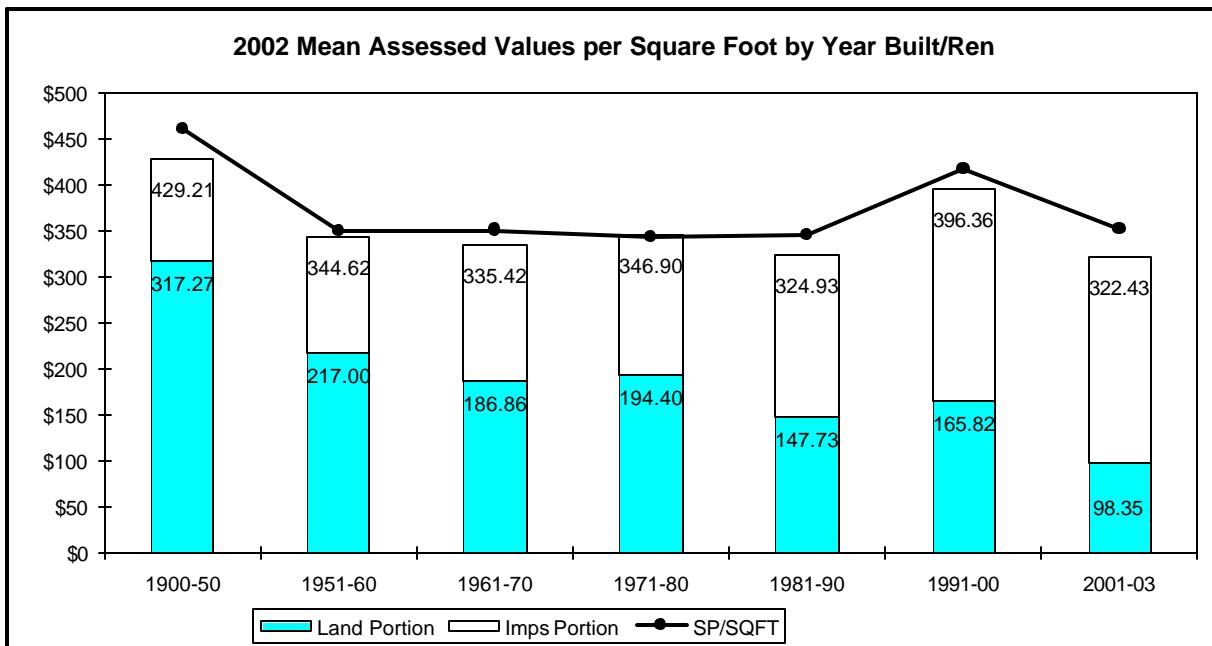
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	3	0.07%
6	6	1.96%	6	88	2.13%
7	52	16.99%	7	780	18.91%
8	87	28.43%	8	1077	26.12%
9	51	16.67%	9	755	18.31%
10	51	16.67%	10	663	16.08%
11	44	14.38%	11	445	10.79%
12	14	4.58%	12	219	5.31%
13	1	0.33%	13	94	2.28%
	306			4124	



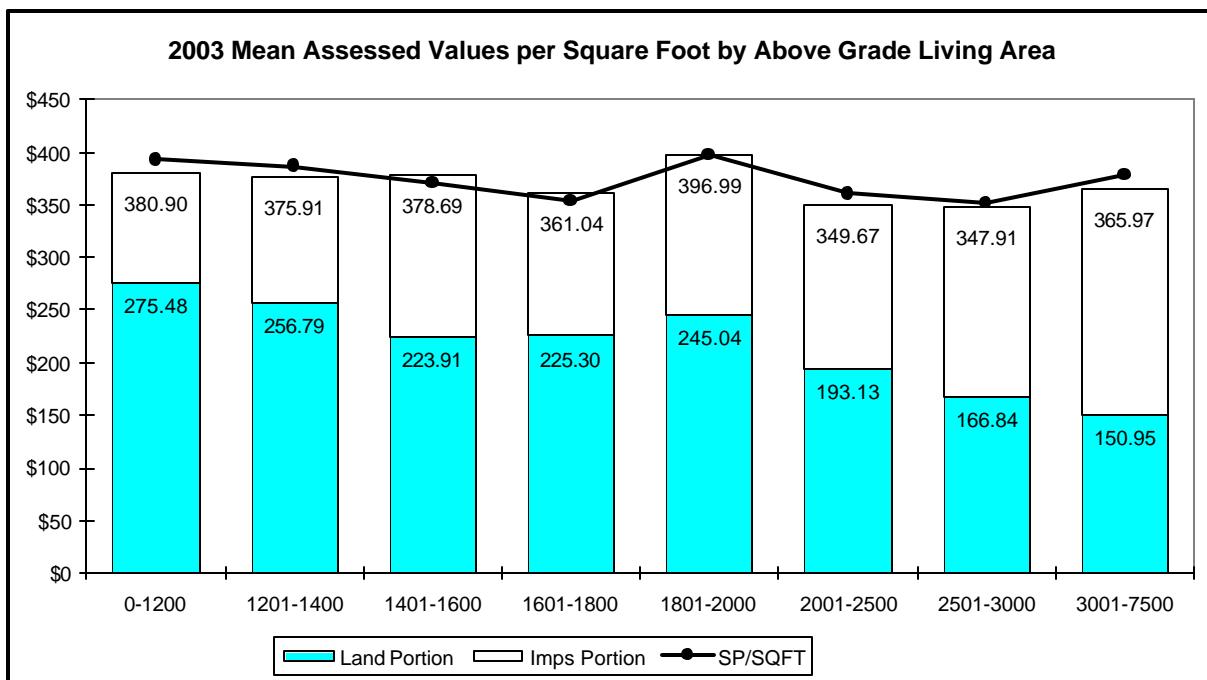
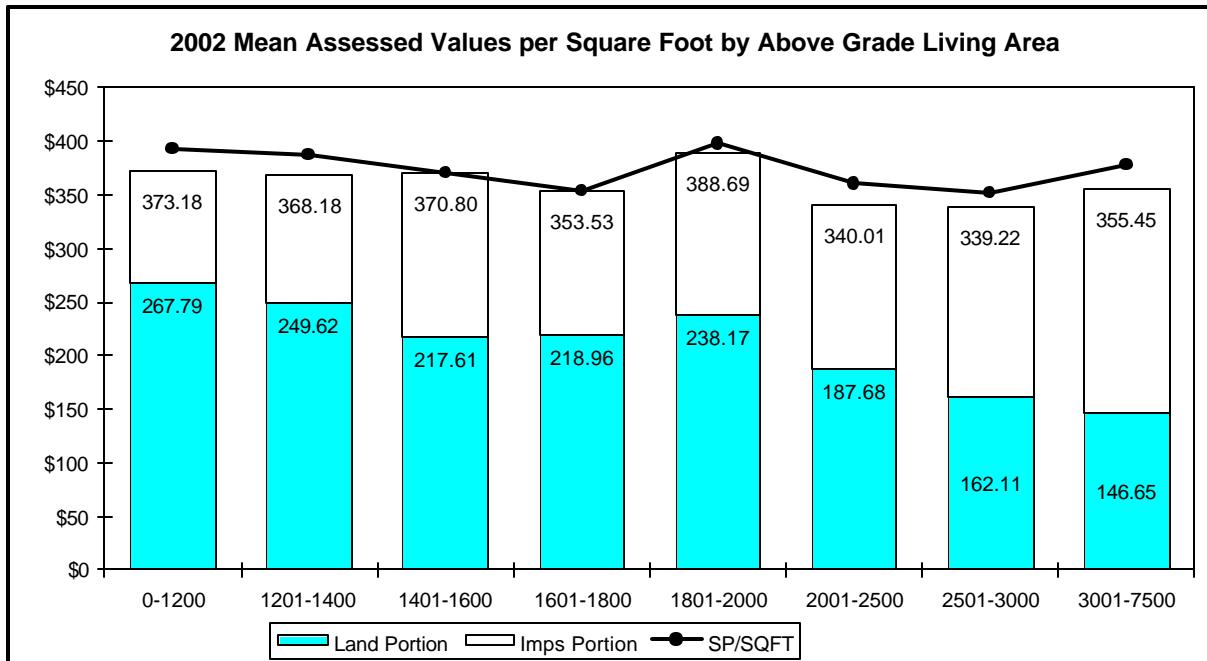
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



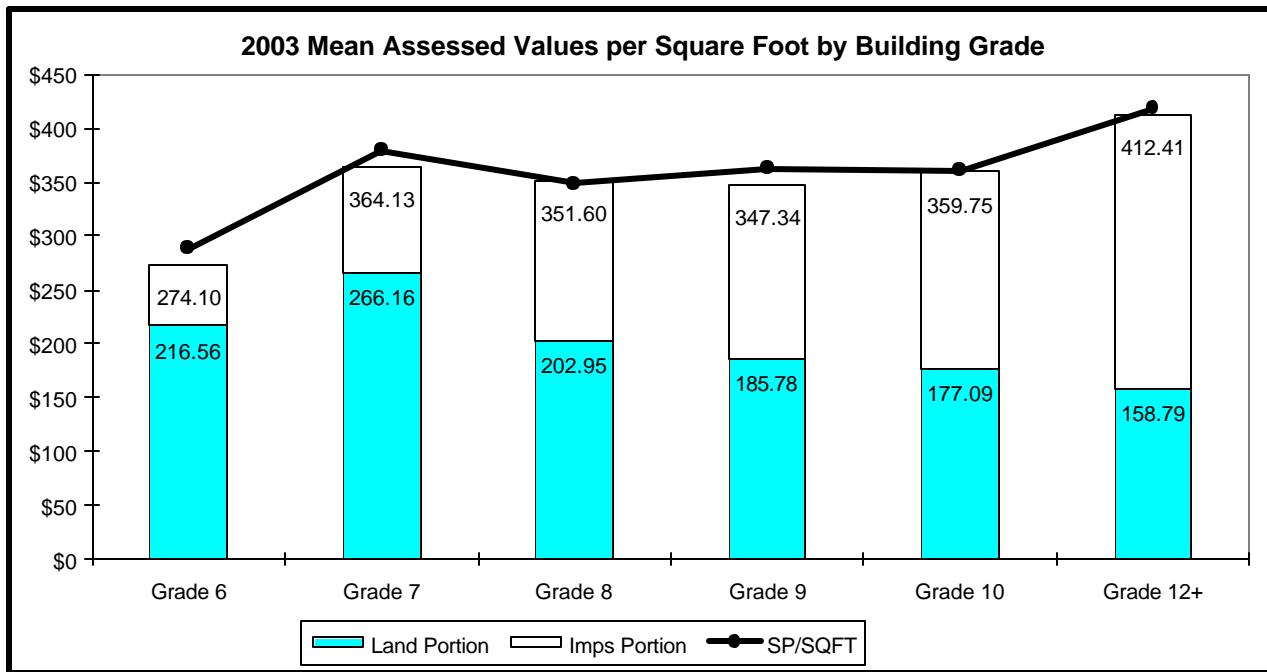
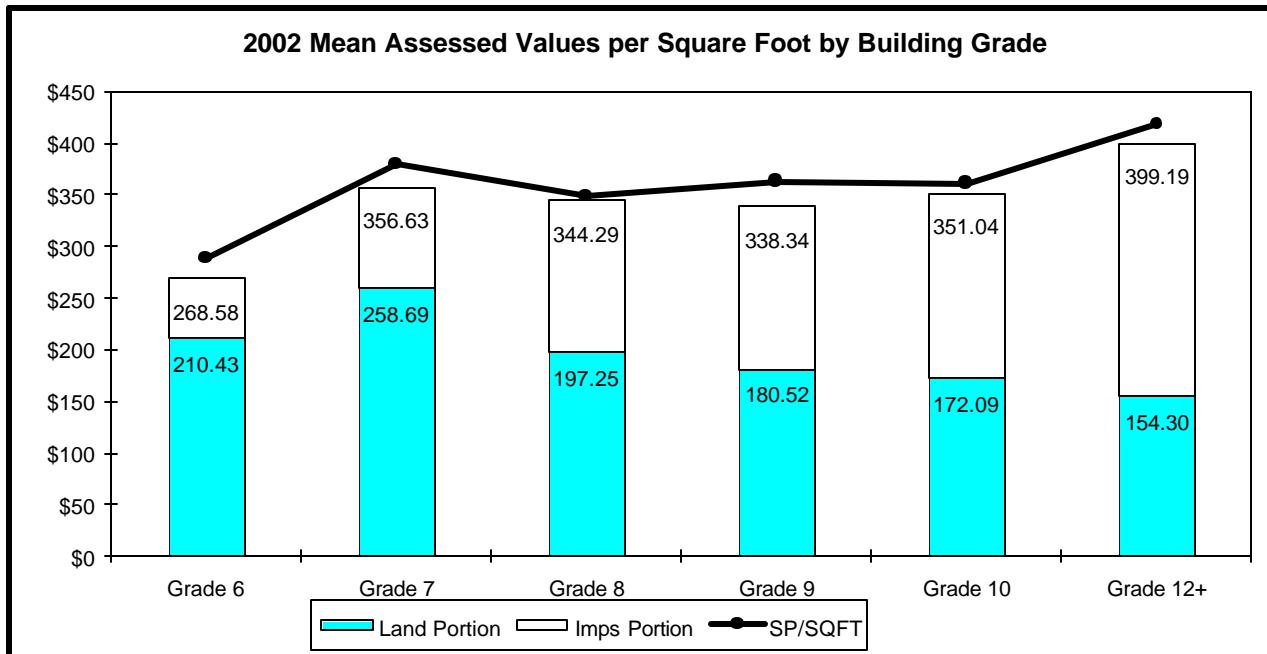
These clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

[Area Map]

Annual Update Process

Personnel & Participation

The Annual Update report and analysis were produced by Stanley L. Ledbetter N.E. District Appraiser II. The process and results were reviewed by the Appraisal Team Lead Appraiser, Pat Paguaga and by Will Mathews, N.E. District Senior Appraiser. Debra Prins, Residential Division Manager further reviewed the report prior to completion and advised.

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were an insufficient number of vacant land sales (8 usable land sales) available in Area 33 making it problematic to develop adjustments to previous land based on land sales alone. As a result, a market adjustment for land values was derived based on the constant from the improved property model, along with allocation methodology. This resulted in an overall 3.0% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.03, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 306 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements built after 2000 and grade 9, grade 10 and grade 11 have lower average ratios (Assessed Value/Sales Price) than other improvements, so, the formula adjusts these improvements upward more than the others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / 0.9784147-0.06699358 if BUILT AFTER 2000 AND GRADE 9, GRADE 10 AND GRADE 11

The resulting total value is rounded down to the next \$1,000, *then:*

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value * 1.0)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value * 1.0).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

Mobile Home Update

There are no mobile homes in area 33

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 33 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

2.21%

Year built

greater than

2000 grade

9,10,11

Yes

% Adjustment

7.51%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, Improvements BUILT AFTER 2000 AND GRADE 9,10, 11 would *approximately* receive a 9.72% upward adjustment (2.21% overall +7.51% Year Built Greater than 2000 Grade 9,10,11). 2% of the population would receive this adjustment.

98% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	6	0.942	0.961	2.1%	0.872	1.051
7	52	0.938	0.958	2.1%	0.925	0.990
8	87	0.982	1.003	2.1%	0.977	1.028
9	51	0.929	0.954	2.7%	0.923	0.985
10	51	0.966	0.991	2.6%	0.963	1.018
11	44	0.967	1.004	3.8%	0.972	1.035
12	14	0.965	0.986	2.2%	0.953	1.020
13	1	0.730	0.746	2.2%	N/A	N/A
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1911-1920	1	0.926	0.945	2.1%	N/A	N/A
1921-1930	3	1.023	1.045	2.2%	0.934	1.156
1931-1940	3	1.082	1.104	2.1%	0.738	1.471
1941-1950	23	0.905	0.924	2.1%	0.878	0.970
1951-1960	72	0.983	1.004	2.1%	0.978	1.030
1961-1970	46	0.953	0.973	2.1%	0.938	1.008
1971-1980	45	1.013	1.035	2.1%	1.010	1.059
1981-1990	43	0.934	0.955	2.2%	0.921	0.988
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	1	0.988	1.009	2.1%	N/A	N/A
Average	147	0.950	0.979	3.1%	0.961	0.998
Good	127	0.964	0.985	2.1%	0.966	1.004
Very Good	31	0.947	0.968	2.2%	0.922	1.013
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	192	0.966	0.990	2.5%	0.974	1.007
1.5	15	0.963	0.984	2.1%	0.920	1.048
2	97	0.936	0.963	2.9%	0.943	0.984
2.5	2	1.020	1.043	2.2%	0.351	1.734

Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0801-1000	5	0.911	0.929	2.0%	0.858	1.000
1001-1500	47	0.970	0.990	2.1%	0.957	1.024
1501-2000	71	0.988	1.009	2.1%	0.981	1.037
2001-2500	57	0.944	0.971	2.9%	0.940	1.002
2501-3000	52	0.964	0.989	2.6%	0.964	1.014
3001-4000	53	0.960	0.990	3.1%	0.963	1.016
4001-5000	16	0.862	0.887	2.9%	0.826	0.948
>5000	5	0.993	1.015	2.2%	0.952	1.078
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	203	0.961	0.987	2.8%	0.972	1.003
Y	103	0.948	0.972	2.5%	0.951	0.993
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	291	0.963	0.989	2.7%	0.977	1.002
Y	15	0.904	0.923	2.2%	0.850	0.996
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	53	0.930	0.953	2.6%	0.923	0.984
5	201	0.962	0.987	2.5%	0.972	1.002
9	52	0.969	0.999	3.1%	0.963	1.035

Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

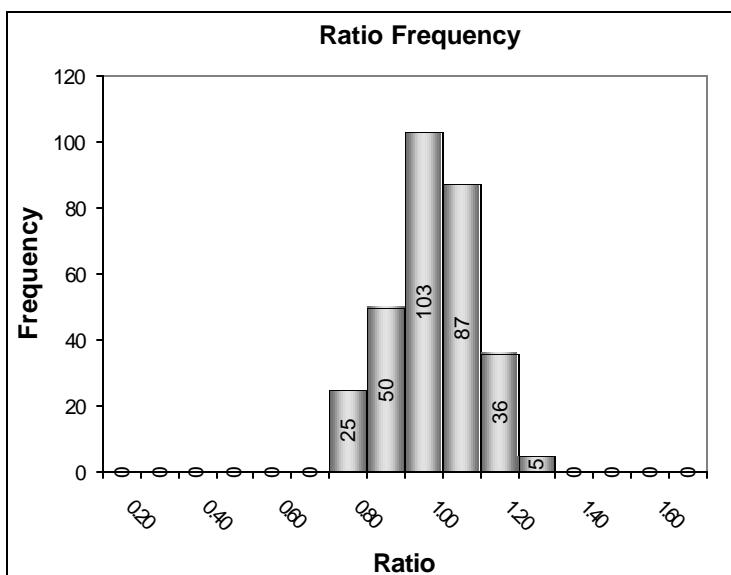
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
05001-08000	18	0.995	1.052	5.7%	0.988	1.116
08001-12000	79	0.967	0.995	3.0%	0.971	1.020
12001-16000	61	0.926	0.954	3.1%	0.926	0.983
16001-20000	75	0.958	0.978	2.2%	0.953	1.004
20001-30000	65	0.954	0.975	2.3%	0.951	1.000
30001-43559	7	0.985	1.006	2.2%	0.885	1.128
1AC-3AC	1	1.012	1.034	2.2%	N/A	N/A
Grd 9,10,11 YB Grtr 2000		2002	2003	Percent Change	2003 Lower	2003 Upper
		Count	Weighted Mean		95% C.L..	95% C.L.
N		287	0.959	2.1%	0.967	0.992
Y		19	0.901	9.7%	0.929	1.047

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NE/Team -1	Lien Date: 01/01/2002	Date of Report: 7/15/2003	Sales Dates: 1/2001 - 12/2002
Area 33 Medina/Clyde Hill	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	306		
Mean Assessed Value	861,400		
Mean Sales Price	902,100		
Standard Deviation AV	596,833		
Standard Deviation SP	654,735		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.974		
Median Ratio	0.985		
Weighted Mean Ratio	0.955		
UNIFORMITY			
Lowest ratio	0.717		
Highest ratio:	1.232		
Coefficient of Dispersion	8.75%		
Standard Deviation	0.109		
Coefficient of Variation	11.18%		
Price Related Differential (PRD)	1.020		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.972		
Upper limit	0.996		
95% Confidence: Mean			
Lower limit	0.962		
Upper limit	0.986		
SAMPLE SIZE EVALUATION			
N (population size)	4124		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.109		
Recommended minimum:	19		
Actual sample size:	306		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	141		
# ratios above mean:	165		
Z:	1.372		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



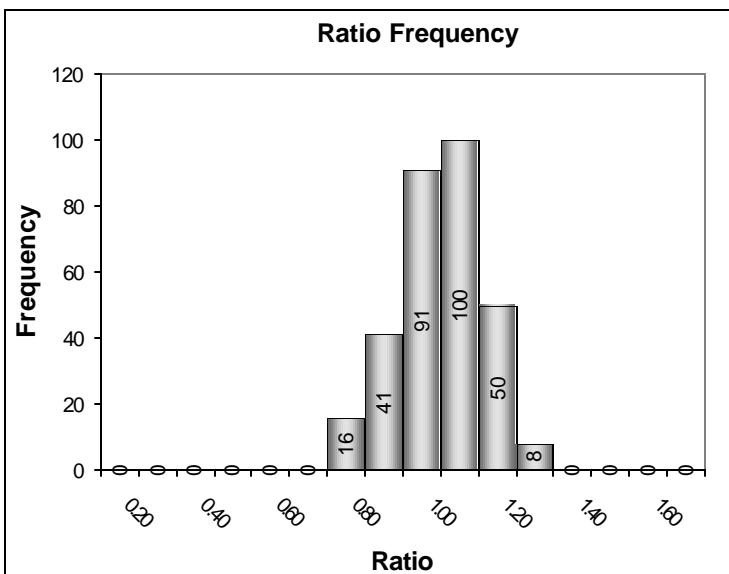
COMMENTS:

1 to 3 Unit Residences throughout area 33

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NE/Team -1	Lien Date: 01/01/2003	Date of Report: 7/15/2003	Sales Dates: 1/2001 - 12/2002
Area 33 Medina/Clyde Hill	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	306		
Mean Assessed Value	884,100		
Mean Sales Price	902,100		
Standard Deviation AV	610.941		
Standard Deviation SP	654.735		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.007		
Weighted Mean Ratio	0.980		
UNIFORMITY			
Lowest ratio	0.733		
Highest ratio:	1.258		
Coefficient of Dispersion	8.71%		
Standard Deviation	0.110		
Coefficient of Variation	11.06%		
Price Related Differential (PRD)	1.020		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.018		
95% Confidence: Mean			
<i>Lower limit</i>	0.987		
<i>Upper limit</i>	1.012		
SAMPLE SIZE EVALUATION			
N (population size)	4124		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.110		
Recommended minimum:	20		
Actual sample size:	306		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	144		
# ratios above mean:	162		
<i>Z:</i>	1.029		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	192505	9181	7/12/01	442000	1730	0	7	1958	4	16120	N	N	9250 NE POINTS DR
1	192505	9133	7/11/01	425000	1740	0	7	1951	3	11326	N	N	9244 NE POINTS DR
1	980870	0065	10/2/01	615000	1780	0	7	1952	5	10290	N	N	3856 94TH AV NE
1	180170	0010	6/14/02	2250000	1990	390	7	1948	3	31711	Y	Y	3200 HUNTS POINT RD
1	242504	9211	6/11/02	1675000	2140	0	7	1941	4	23110	Y	Y	3261 EVERGREEN POINT RD
1	353790	0160	12/16/02	497000	1090	750	8	1952	3	24056	N	N	3001 HUNTS POINT CIR
1	353790	0140	12/12/02	466000	1570	1500	8	1959	4	12160	N	N	3031 HUNTS POINT CIR
1	353790	0080	5/23/02	433000	1610	0	8	1955	3	11990	N	N	3028 HUNTS POINT CIR
1	980870	0900	12/7/01	2000000	1700	920	8	1955	4	12800	Y	Y	4644 95TH AV NE
1	242504	9100	10/17/02	980000	2110	370	8	1949	4	24233	Y	N	3211 EVERGREEN POINT RD
1	980870	0178	8/30/01	730000	2530	0	8	1983	5	10140	N	N	9317 NE 40TH ST
1	980870	0785	6/10/02	1550000	2620	0	8	1970	3	24700	Y	Y	4420 95TH AV NE
1	980870	0780	10/1/02	1595000	2830	0	8	1980	3	22600	Y	Y	4424 95TH AV NE
1	353790	0105	12/3/01	554000	1570	1070	9	1954	5	11990	N	N	8304 HUNTS POINT PL
1	192505	9198	4/15/02	597500	2100	0	9	1961	4	17853	N	N	3849 92ND AV NE
1	866240	0070	5/8/02	1064000	2180	1840	9	1962	5	14014	N	N	9209 NE 37TH PL
1	353490	0005	12/19/01	2400000	2380	650	9	1988	5	22468	Y	Y	3210 HUNTS POINT RD
1	192505	9059	6/15/01	965000	2410	0	9	1999	3	20935	N	N	9254 NE POINTS DR
1	739730	0243	7/10/02	838000	2520	0	9	1990	3	10500	N	N	3301 78TH PL NE
1	980870	0844	1/12/01	1075000	2630	0	9	1958	4	17304	Y	N	4663 95TH AV NE
1	866240	0050	3/2/01	945000	2950	0	9	1966	5	14350	N	N	9249 NE 37TH PL
1	192505	9055	12/11/02	2400000	3050	960	9	1976	3	22310	Y	Y	9009 NE 37TH PL
1	739730	0220	9/6/01	1230000	3560	0	9	1952	5	21000	N	N	3241 78TH PL NE
1	179520	0020	2/8/02	1290000	3620	0	9	1999	3	18636	N	N	9050 NE 38TH PL
1	242504	9200	12/12/01	1260000	1990	1410	10	1972	4	32425	Y	N	3443 EVERGREEN POINT RD
1	353690	0110	2/20/01	820000	2310	0	10	1996	3	21318	N	N	8541 HUNTS POINT LN
1	353690	0040	4/10/01	686000	2380	0	10	1980	3	21813	N	N	8498 HUNTS POINT LN
1	339500	0080	11/11/02	1075000	2580	1600	10	1966	4	18802	Y	N	9012 NE 37TH PL
1	353490	0006	5/22/02	915000	2580	300	10	1960	4	37715	N	N	3222 HUNTS POINT RD
1	980870	0381	8/3/01	1005000	2750	0	10	1991	4	8130	N	N	4425 94TH AV NE
1	353690	0030	1/5/01	830000	3040	0	10	1980	4	21051	N	N	8488 HUNTS POINT LN

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Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	866230	0035	5/22/01	1050000	3310	0	10	1988	5	12926	N	N	9419 NE 37TH PL
1	353690	0090	10/7/02	774000	3350	0	10	1978	4	29001	N	N	8557 HUNTS POINT LN
1	242504	9216	3/12/01	1395000	3380	0	10	1993	4	23522	N	N	7628 NE 32ND ST
1	262900	0010	3/30/01	899000	3580	0	10	1980	4	18000	N	N	9030 NE 34TH ST
1	739730	0012	2/13/02	850000	2260	420	11	1964	4	21600	N	N	3434 76TH AV NE
1	757540	0020	10/30/02	780000	2700	0	11	1977	4	18229	N	N	9075 NE 39TH PL
1	353690	0050	5/3/02	720000	3070	0	11	1979	3	22075	N	N	8520 HUNTS POINT LN
1	353790	0060	12/13/01	1075000	3080	0	11	2001	3	15000	N	N	8314 HUNTS POINT CIR
1	980870	0345	3/28/02	875000	3290	0	11	1978	4	16200	N	N	4226 92ND AV NE
1	192505	9113	12/18/01	918000	3310	0	11	1986	4	15291	N	N	3460 92ND AV NE
1	980850	0050	7/26/02	1005000	3360	0	11	1999	3	14924	Y	N	3715 96TH AV NE
1	920890	0004	5/9/01	1400000	3390	0	11	1981	3	20108	N	N	2401 76TH AV NE
1	192505	9116	2/12/02	899000	3650	0	11	2000	3	20000	N	N	9417 POINTS DR NE
1	980870	0959	12/19/01	2825000	3730	680	11	1993	3	17100	Y	Y	4721 91ST AV NE
1	980810	0186	6/14/02	1425000	3780	0	11	2001	3	12831	Y	N	3929 97TH AV NE
1	980810	0180	11/6/01	1225000	3850	0	11	2000	3	14276	Y	N	3923 97TH AV NE
1	192505	9156	2/8/02	1425000	4250	0	11	2001	3	14396	N	N	9252 POINTS DR NE
1	252504	9263	4/30/01	1420000	4290	0	11	1985	3	20445	N	N	1209 EVERGREEN POINT RD
1	206800	0250	7/26/01	1685000	2530	2130	12	2001	3	15001	Y	N	9105 NE 36TH ST
1	739730	0170	5/21/01	3200000	3350	2200	12	2000	3	28078	Y	N	3220 78TH PL NE
1	242504	9209	9/4/01	4525000	5050	0	12	1998	3	23736	Y	Y	3220 80TH AV NE
1	242504	9153	2/23/01	5975000	4380	2140	13	1996	3	19700	Y	Y	3602 EVERGREEN POINT RD
5	438920	1192	3/14/02	356500	890	0	6	1950	5	8704	N	N	735 95TH AV NE
5	438920	1180	10/31/02	403000	1030	0	6	1913	5	12945	N	N	9408 NE 5TH ST
5	410710	0280	8/6/02	260000	1100	0	6	1949	3	8680	N	N	1340 99TH AV NE
5	438920	0765	2/15/02	350000	1540	0	6	1951	4	8568	N	N	511 98TH AV NE
5	326230	0405	11/22/02	380000	850	0	7	1953	3	8207	N	N	2056 77TH AV NE
5	808540	0157	4/18/02	350000	890	0	7	1952	4	10744	N	N	9847 NE 31ST ST
5	808440	0010	6/29/02	289000	920	0	7	1951	4	6750	N	N	9610 NE 24TH ST
5	302530	0205	5/25/01	485000	1050	1050	7	1951	4	8313	Y	N	7858 NE 14TH ST
5	438920	0019	10/16/01	350000	1100	0	7	1947	3	8568	N	N	721 100TH AV NE

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5	326230	0575	2/12/01	445000	1102	0	7	1950	5	8119	N	N	2227 78TH AV NE
5	808490	0144	3/20/01	460000	1150	1140	7	1995	3	16202	N	N	9590 NE 24TH ST
5	165150	0080	3/18/02	280000	1180	0	7	1951	4	7800	N	N	3039 92ND PL NE
5	302530	0170	5/23/01	509000	1250	0	7	1938	4	19852	N	N	7657 NE 14TH ST
5	808440	0020	2/8/02	332000	1250	0	7	1952	3	6750	N	N	9618 NE 24TH ST
5	155210	0120	11/14/02	435045	1260	130	7	1956	4	9000	Y	N	1326 98TH AV NE
5	438920	0011	2/27/02	460000	1270	0	7	1950	5	8568	N	N	714 99TH AV NE
5	644730	0330	5/30/02	903350	1270	870	7	1948	4	12136	Y	N	8711 NE 4TH ST
5	644730	0330	6/11/01	890000	1270	870	7	1948	4	12136	Y	N	8711 NE 4TH ST
5	165150	0075	8/31/01	292000	1340	0	7	1951	4	7800	N	N	3031 92ND PL NE
5	808490	0160	4/3/02	685000	1350	1290	7	1962	3	16200	N	N	9237 NE 25TH ST
5	808540	0184	10/4/01	451000	1370	680	7	1952	4	10200	N	N	9826 NE 30TH ST
5	252504	9025	8/26/02	875000	1390	220	7	1949	4	29369	N	N	7820 NE 10TH ST
5	326230	1105	3/11/01	510000	1390	0	7	1953	4	16238	N	N	2255 79TH AV NE
5	886100	0015	9/12/02	303000	1430	0	7	1953	4	9350	N	N	10240 NE 30TH PL
5	438920	0008	1/2/02	460000	1440	0	7	1954	4	8568	N	N	710 99TH AV NE
5	326230	0680	12/6/02	489900	1450	0	7	1998	3	8119	N	N	2433 78TH AV NE
5	383550	0015	10/21/02	410000	1520	0	7	1950	4	10500	N	N	1050 91ST AV NE
5	165350	0015	7/26/02	580000	1730	0	7	1955	4	12180	N	N	9120 NE 21ST ST
5	808440	0260	10/17/01	359950	1780	0	7	1955	4	10125	N	N	9620 NE 26TH ST
5	542570	0180	6/22/01	540000	1800	400	7	1963	4	16020	N	N	2501 82ND AV NE
5	438920	0665	7/18/01	533000	1810	0	7	1937	4	12721	N	N	530 98TH AV NE
5	542470	0055	6/1/01	875000	1910	0	7	1997	3	11407	N	N	8612 NE 7TH ST
5	896480	0250	4/12/01	665000	2030	0	7	1952	3	12650	Y	N	1004 PARK RD
5	221050	0200	3/6/01	655000	2080	0	7	1924	4	25600	N	N	8832 LAKE WASH. BL NE
5	383550	2770	12/4/01	633000	2270	0	7	1979	3	6600	Y	N	8816 NE 2ND ST
5	054010	0070	5/3/02	490000	2390	1370	7	1956	3	29000	N	N	9040 POINTS DR
5	542570	0075	7/30/01	455000	1170	1080	8	1963	4	13545	N	N	2628 82ND AV NE
5	326230	0750	3/19/02	565000	1180	1060	8	1972	4	16045	N	N	2601 78TH AV NE
5	896480	0920	6/21/01	475000	1240	480	8	1952	3	11400	N	N	901 SUNSET WY
5	187290	0015	8/30/01	699000	1290	1290	8	1948	4	16200	N	N	8931 NE 1ST ST

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5	886100	0220	10/8/02	419000	1320	850	8	1990	3	9277	N	N	10038 NE 30TH PL
5	383550	0181	1/23/02	480000	1350	1350	8	1951	5	11130	N	N	1057 92ND AV NE
5	412270	0110	5/6/02	675000	1360	850	8	1978	4	15307	Y	N	9920 NE 34TH ST
5	412270	0110	12/27/01	499000	1360	850	8	1978	4	15307	Y	N	9920 NE 34TH ST
5	896480	0780	4/10/02	499999	1380	500	8	1951	3	9520	Y	N	929 EVERGREEN DR
5	326230	0010	4/29/02	602000	1400	400	8	1968	4	16100	N	N	2770 EVERGREEN POINT RD
5	410710	0285	5/31/01	449500	1410	1410	8	1967	4	11340	N	N	9825 NE 14TH ST
5	326230	0123	2/27/01	581000	1440	1320	8	1973	4	16020	N	N	2420 76TH AV NE
5	201870	0015	7/2/02	604000	1450	0	8	1976	3	19338	N	N	8216 OVERLAKE DR W
5	412290	0100	6/25/01	485000	1450	1500	8	1978	5	20074	Y	N	9656 NE 34TH ST
5	383550	0425	7/9/01	490000	1470	1420	8	1981	3	16680	Y	N	1044 89TH AV NE
5	896480	0245	4/24/01	706500	1510	1470	8	1951	3	12208	Y	N	9805 NE 11TH ST
5	063200	0065	1/18/02	825000	1520	1360	8	1950	4	13500	Y	N	9235 NE 20TH ST
5	063200	0065	5/8/01	665000	1520	1360	8	1950	4	13500	Y	N	9235 NE 20TH ST
5	412290	0040	2/27/02	740000	1530	1100	8	1961	4	20235	N	N	9620 NE 34TH ST
5	252504	9203	4/3/02	485000	1550	0	8	1952	5	8424	N	N	1150 76TH AV NE
5	155210	0050	6/11/01	465000	1570	0	8	1958	3	12210	Y	N	1343 98TH AV NE
5	180200	0050	4/24/01	659950	1600	410	8	2000	3	20115	N	N	2219 95TH AV NE
5	326230	0180	6/21/02	527500	1690	0	8	1967	3	16200	N	N	2460 76TH AV NE
5	808540	0080	4/24/02	699800	1710	1680	8	1965	4	15930	N	N	9608 NE 31ST ST
5	252504	9157	7/23/01	502000	1730	690	8	1955	3	9120	N	N	1017 84TH AV NE
5	542470	0005	6/26/02	670000	1730	1210	8	1956	3	14250	Y	N	712 84TH AV NE
5	412230	0045	6/4/02	496500	1740	1740	8	1959	3	22600	N	N	3120 100TH AV NE
5	165250	0010	3/16/01	485000	1750	0	8	1961	3	21115	N	N	9019 NE 28TH ST
5	896480	0505	9/26/01	530000	1760	0	8	1950	4	12376	N	N	9830 BELFAIR RD
5	438920	0787	9/6/01	525000	1770	0	8	1959	4	9900	Y	N	9406 LAKE WASH BL NE
5	808540	0325	5/21/01	725000	1810	1480	8	1955	4	16456	Y	N	9601 NE 29TH ST
5	808490	0185	6/7/02	485000	1820	0	8	1952	4	16200	N	N	9220 NE 24TH ST
5	201870	0196	5/7/02	692500	1850	1030	8	1963	4	10688	N	N	8336 OVERLAKE DR W
5	252504	9195	6/18/01	540000	1860	0	8	1992	3	9338	N	N	1049 84TH AV NE
5	383550	0050	11/22/02	705000	1870	0	8	1999	3	11025	N	N	1024 91ST AV NE

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5	896480	0830	10/17/02	375000	1870	0	8	1948	3	10400	N	N	1031 SUNSET WY
5	808440	0465	12/10/01	593000	1900	0	8	1988	4	10125	Y	N	9617 NE 28TH ST
5	542570	0110	4/24/01	605000	1920	0	8	1992	4	9375	N	N	8022 NE 27TH ST
5	542570	0110	9/12/02	480000	1920	0	8	1992	4	9375	N	N	8022 NE 27TH ST
5	808490	0070	5/23/01	789000	1930	910	8	1967	4	17664	Y	N	9201 NE 26TH ST
5	412290	0010	6/21/02	538020	1990	1070	8	1979	3	20241	Y	N	3432 96TH AV NE
5	438920	0475	2/26/02	640000	2020	0	8	1955	4	12750	Y	N	9822 NE LAKE WASH BL
5	221050	0227	9/10/02	500000	2030	0	8	1954	4	10455	N	N	1031 NE LAKE WASH BL
5	542570	0115	3/27/02	689000	2030	0	8	1991	4	9375	N	N	8014 NE 27TH ST
5	896480	0755	7/11/01	625000	2080	1160	8	1953	4	13300	Y	N	9340 SUNSET WY
5	332350	0010	6/24/01	510000	2100	0	8	1953	4	15120	N	N	1044 88TH AV NE
5	326230	0100	10/3/01	545000	2110	0	8	1967	3	16200	N	N	2500 76TH AV NE
5	896480	0545	2/6/01	700000	2110	0	8	1998	3	11682	N	N	9623 VINEYARD CREST
5	256630	0030	10/23/02	760000	2130	500	8	1956	4	11550	N	N	9425 NE 16TH ST
5	542630	0010	3/18/02	730000	2180	850	8	1983	3	12000	N	N	2606 80TH AV NE
5	221050	0201	12/2/02	469000	2190	0	8	1977	3	16900	N	N	8670 NE 10TH ST
5	252504	9249	11/20/02	750000	2240	0	8	1976	4	16154	N	N	7648 NE 10TH ST
5	326230	1520	7/19/02	745000	2250	1350	8	1959	4	16200	N	N	2608 79TH AV NE
5	165250	0030	9/13/01	683370	2320	1200	8	1964	4	20500	N	N	2634 90TH AV NE
5	362504	9100	10/30/02	700000	2320	360	8	1977	4	17132	N	N	8245 NE 8TH ST
5	326230	0530	3/26/01	560000	2390	0	8	1977	3	8119	N	N	2222 77TH AV NE
5	256630	0105	1/25/01	590000	2470	0	8	1956	5	12514	Y	N	1765 96TH AV NE
5	326230	0970	3/21/02	593000	2520	0	8	1979	4	8120	N	N	2407 79TH AV NE
5	180200	0110	9/30/02	680000	2570	0	8	1965	4	20039	N	N	2260 95TH AV NE
5	362504	9096	3/15/02	780000	2660	0	8	1968	4	16054	N	N	8215 NE 8TH ST
5	896480	0595	11/15/02	640000	2730	0	8	1989	3	10824	N	N	9636 EVERGREEN DR
5	254070	0150	6/14/02	765000	2924	0	8	1950	4	16080	N	N	8607 NE 12TH ST
5	412270	0190	4/27/01	499000	1530	320	9	1977	4	18878	Y	N	9800 NE 34TH ST
5	302505	9137	9/23/02	595000	1630	1490	9	2000	3	7841	N	N	2205 92ND AV NE
5	929090	0030	8/25/01	632500	1750	1300	9	1968	4	20250	N	N	8703 NE 21ST ST
5	201870	0185	7/25/02	725000	1770	1000	9	1973	3	10812	Y	N	411 84TH AV NE

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5	201870	0125	11/18/02	758000	1780	590	9	1983	3	10812	Y	N	417 84TH AV NE
5	931570	0020	1/29/01	672500	1920	1920	9	1969	4	19470	N	N	8623 NE 24TH ST
5	054010	0090	7/9/02	519950	1930	0	9	1965	4	29000	N	N	9010 NE POINTS DR
5	202505	9053	11/4/02	829000	2010	940	9	1992	3	14032	Y	N	9850 NE 34TH ST
5	896480	0045	11/5/02	650000	2300	0	9	1951	4	13585	N	N	9642 HILLTOP RD
5	410710	0125	4/1/02	960000	2310	600	9	1952	4	23025	Y	N	9222 NE 14TH ST
5	165200	0060	9/5/02	1275000	2330	1000	9	1961	3	16236	Y	N	1736 89TH PL NE
5	932380	0015	3/16/01	840000	2350	0	9	1955	4	12411	Y	N	1730 91ST AV NE
5	438920	0670	8/6/02	680892	2370	0	9	2001	3	6300	N	N	511 99TH AV NE
5	931560	0140	4/13/01	986000	2380	1500	9	1967	5	20140	N	N	2111 86TH AV NE
5	542710	0080	12/13/02	765000	2390	670	9	1979	3	17029	N	N	2546 MEDINA CIR
5	025150	0210	6/4/02	882000	2460	0	9	1968	4	19400	N	N	3015 93RD PL NE
5	326230	1045	9/26/01	885000	2510	0	9	1998	3	10148	N	N	2220 78TH AV NE
5	373800	0060	5/1/01	675500	2520	0	9	1962	4	14840	N	N	905 88TH AV NE
5	890750	0065	2/4/02	964500	2520	0	9	1963	4	19880	Y	N	1421 92ND AV NE
5	326230	0322	4/9/02	875000	2570	1070	9	2000	3	13530	N	N	2032 EVERGREEN POINT RD
5	362504	9106	10/30/02	750000	2600	0	9	1969	4	12913	N	N	7748 OVERLAKE DR W
5	644730	0225	5/24/01	1125000	2620	0	9	1949	4	17919	Y	N	8404 NE 3RD ST
5	062690	0010	8/9/01	765000	2700	0	9	1958	4	11232	N	N	932 87TH AV NE
5	932030	0060	1/26/01	865000	2780	2250	9	1968	4	15336	Y	N	8632 NE 17TH PL
5	202505	9267	7/30/01	530000	2810	0	9	1996	3	18430	N	N	3069 BELLEVUE WY NE
5	438920	0640	7/15/02	749000	2870	0	9	2001	3	8568	N	N	517 99TH AV NE
5	192505	9104	3/20/01	600000	2900	0	9	1982	5	15234	N	N	3037 92ND AV NE
5	054010	0854	11/7/01	550000	2922	0	9	2000	3	25400	Y	N	8580 NE 28TH ST
5	644800	0010	7/23/02	694500	2940	0	9	1970	3	20384	N	N	8435 NE 13TH ST
5	896480	0840	7/26/01	849500	2980	0	9	1999	3	11680	N	N	1047 SUNSET WY
5	886100	0005	8/22/01	640000	3030	0	9	2000	3	14201	N	N	10260 NE 30TH PL
5	896480	0035	5/14/02	1125000	3210	810	9	1995	3	12969	Y	N	9671 HILLTOP RD
5	302530	0320	6/26/02	1349900	4410	0	9	1989	4	19538	N	N	1432 76TH AV NE
5	383550	2870	4/26/02	1165000	4700	0	9	1965	3	13200	Y	N	8846 OVERLAKE DR W
5	929090	0070	8/27/02	840000	1880	1650	10	1973	4	19895	Y	N	2116 88TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	500650	0040	5/20/02	1157000	1990	1930	10	1974	4	22310	Y	N	9232 NE 14TH ST
5	054010	0155	5/9/01	660000	2020	1456	10	1999	3	20021	N	N	8808 NE POINTS DR
5	644860	0160	8/14/02	887500	2100	900	10	1965	4	20075	N	N	8661 NE 20TH ST
5	025150	0070	9/26/01	785000	2130	1850	10	1971	4	23100	Y	N	2835 95TH AV NE
5	165160	0040	10/14/02	920000	2170	2130	10	1972	4	24300	Y	N	2635 90TH AV NE
5	644730	0155	5/24/02	1375000	2230	1720	10	1956	4	13728	Y	N	8447 NE 4TH ST
5	302530	0180	5/1/02	895000	2280	620	10	1992	3	19855	N	N	7665 NE 14TH ST
5	808440	0315	9/12/02	612500	2400	0	10	1989	3	13500	N	N	9715 NE 27TH ST
5	254070	0256	1/21/02	812000	2570	0	10	1984	3	16934	N	N	8426 NE 10TH ST
5	254070	0256	11/2/01	725000	2570	0	10	1984	3	16934	N	N	8426 NE 10TH ST
5	941590	0005	3/12/02	880000	2570	1370	10	1964	4	19800	Y	N	9015 NE 26TH ST
5	410710	0081	3/19/01	2340000	2580	910	10	1952	5	64468	Y	N	1442 92ND AV NE
5	542711	0070	6/25/01	680000	2760	0	10	1984	3	24513	N	N	2551 MEDINA CIR
5	931570	0060	2/11/02	838000	2840	0	10	1969	4	20736	N	N	8619 NE 23RD PL
5	896480	0080	3/27/02	1075000	2850	1040	10	1965	3	10920	Y	N	9425 HILLTOP RD
5	254070	0257	7/16/02	730000	2860	0	10	1984	3	16476	N	N	8428 NE 10TH ST
5	247000	0155	7/22/02	1525000	3040	1980	10	1962	5	21594	Y	N	1634 77TH AV NE
5	890760	0050	11/6/01	1350000	3120	1250	10	1967	4	20130	Y	N	8819 NE 14TH ST
5	542711	0090	3/21/02	820000	3200	0	10	1984	3	20808	N	N	2548 MEDINA CIR
5	221050	0228	8/24/01	940000	3330	0	10	2000	3	16675	N	N	8660 NE 10TH ST
5	326230	0057	2/9/01	945000	3370	0	10	1990	3	16087	N	N	2616 EVERGREEN POINT RD
5	383550	2250	12/13/01	1642000	3450	1430	10	1955	5	22770	Y	N	508 87TH AV NE
5	164800	0030	10/31/01	890000	3470	0	10	1977	4	20475	N	N	2310 85TH PL NE
5	302530	0270	11/28/01	1135000	3590	940	10	1961	5	22440	N	N	7632 NE 14TH ST
5	438920	0660	8/12/02	1080000	3600	0	10	2001	3	8568	N	N	523 99TH AV NE
5	438920	0705	10/6/01	925000	3640	0	10	2001	3	8568	N	N	721 99TH AV NE
5	929090	0110	10/15/02	912000	3800	0	10	1966	4	21600	N	N	8636 NE 21ST PL
5	302505	9145	2/7/01	980000	3830	0	10	1959	4	24887	N	N	9201 NE 19TH ST
5	164800	0040	8/23/02	830000	3860	0	10	1977	4	21477	N	N	2320 85TH PL NE
5	410710	0061	6/12/01	1835000	4030	370	10	1988	4	19375	Y	N	9418 NE 14TH ST
5	252504	9128	2/19/02	1350000	4430	0	10	1987	3	17536	N	N	7655 NE 10TH ST

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Area 33
(1 to 3 Unit Residences)

Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	808540	0015	6/17/02	855000	2110	1710	11	1975	3	16200	N	N	9825 NE 32ND ST
5	808540	0295	11/6/01	1090000	2490	1440	11	1985	3	16304	Y	N	9708 NE 29TH ST
5	165180	0330	8/3/01	1440000	2610	1750	11	2001	3	21000	N	N	1446 86TH AV NE
5	054010	0065	4/5/02	659000	2650	0	11	1988	3	29000	N	N	9050 NE POINTS DR
5	085320	0020	12/18/02	1275000	2850	600	11	1977	5	25200	N	N	1366 91ST AV NE
5	165190	0040	10/12/01	710000	2910	0	11	1977	4	19700	N	N	2515 86TH AV NE
5	326230	0725	4/19/01	850000	2920	0	11	1988	3	16240	N	N	2637 77TH PL NE
5	326230	0305	9/14/01	1370000	2950	1280	11	1990	4	16287	N	N	2054 EVERGREEN POINT RD
5	808540	0105	6/25/01	980000	2980	940	11	1985	3	16304	Y	N	3021 98TH AV NE
5	064320	0100	4/8/02	1415000	3020	1640	11	1986	3	18772	Y	N	2425 91ST PL NE
5	412230	0010	3/16/01	1100000	3120	1590	11	2000	3	13844	N	N	3205 102ND AV NE
5	890762	0040	2/19/02	962000	3200	0	11	1976	5	19055	Y	N	8900 NE 13TH ST
5	896480	0570	9/27/01	1249000	3280	0	11	2001	3	14008	N	N	9676 EVERGREEN DR
5	252504	9086	5/17/01	1160000	3290	0	11	1989	3	18115	N	N	8234 NE 8TH ST
5	326230	0005	3/19/02	930000	3360	0	11	1990	3	16050	N	N	2790 EVERGREEN POINT RD
5	410710	0305	6/13/02	950000	3370	0	11	2001	3	6570	N	N	1219 100TH AV NE
5	252504	9158	1/31/02	965000	3540	0	11	1991	3	10455	N	N	8224 NE 8TH ST
5	025162	0100	11/5/01	899000	3560	0	11	1977	3	17000	Y	N	9421 NE 27TH ST
5	808440	0340	9/7/01	820000	3790	0	11	1991	3	11070	N	N	9625 NE 27TH PL
5	438920	1066	6/14/02	1265000	3930	1370	11	2001	3	10500	N	N	501 96TH AV NE
5	980600	0010	3/18/02	1180000	4070	0	11	1984	4	20005	N	N	2777 91ST PL NE
5	410710	0241	3/30/01	1430000	4130	0	11	1999	3	21000	Y	N	9615 NE 14TH ST
5	326230	0420	3/20/02	1850000	4180	0	11	1999	3	16236	N	N	2030 77TH AV NE
5	302505	9192	12/5/02	1225000	4330	0	11	1988	3	20001	Y	N	2111 96TH AV NE
5	326230	0800	8/14/02	1349000	4410	0	11	2002	3	12181	N	N	2655 78TH AV NE
5	410710	0192	8/8/02	1450000	5120	0	11	1990	3	18150	Y	N	9235 NE 14TH ST
5	890762	0080	7/31/01	1500000	2660	2210	12	1985	3	18645	Y	N	8925 NE 13TH ST
5	302505	9162	5/15/01	2075000	2920	1750	12	2001	3	26400	N	N	2331 94TH AV NE
5	410710	0163	3/30/01	1725000	3815	2180	12	2000	3	13200	Y	N	1204 92ND AV NE
5	252504	9029	3/6/02	1220000	3840	0	12	1993	3	14457	N	N	848 EVERGREEN POINT RD
5	252504	9199	7/6/01	1770000	4000	0	12	1999	3	16220	N	N	817 82ND AV NE

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Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	808440	0030	11/12/01	1225500	4070	0	12	2001	3	12825	N	N	9626 NE 24TH ST
5	247000	0230	1/10/01	2400000	4510	0	12	1990	4	24868	Y	N	1898 77TH AV NE
5	165030	0020	4/27/01	1685000	4620	0	12	1985	4	24600	Y	N	2310 89TH PL NE
5	252504	9112	7/18/01	2025000	4910	0	12	1998	3	18713	N	N	7641 NE 12TH ST
5	252504	9269	5/14/01	2500000	5935	0	12	2000	3	21932	N	N	7833 NE 12TH ST
5	644730	0240	11/16/01	3500000	6470	0	12	1995	3	26946	Y	N	439 UPLAND DR
9	549220	0075	6/11/01	289950	1340	190	6	1954	3	9500	N	N	10014 SE 8TH ST
9	082405	9146	10/30/02	395000	1510	400	6	1948	4	9583	N	N	10304 SE 25TH ST
9	082405	9177	6/8/01	462000	960	560	7	1953	4	6098	Y	N	2452 KILLARNEY WY
9	573960	1385	5/2/02	384000	1050	700	7	1953	3	12330	N	N	1027 104TH AV SE
9	776870	0315	12/10/02	575000	1200	0	7	1948	5	14630	N	N	9309 SE SHORELAND DR
9	776870	0315	9/9/01	500000	1200	0	7	1948	5	14630	N	N	9309 SE SHORELAND DR
9	573960	0025	11/26/01	252000	1230	0	7	1955	4	7500	N	N	816 100TH AV SE
9	549310	0208	5/21/01	375000	1300	0	7	1953	4	7849	Y	N	525 99TH AV SE
9	062900	0410	6/5/01	438950	1400	0	7	1957	4	9750	N	N	10401 SE 27TH ST
9	062900	0410	2/23/01	420000	1400	0	7	1957	4	9750	N	N	10401 SE 27TH ST
9	326830	0080	3/11/02	695000	1450	750	7	1955	4	17143	N	N	2212 SE 102ND PL
9	062900	0632	4/27/01	449950	1540	960	7	1967	4	10375	N	N	2709 107TH AV SE
9	062900	0630	5/24/02	423000	1560	670	7	1966	3	10716	N	N	2705 107TH AV SE
9	385990	0060	7/11/01	500000	1630	230	7	1949	3	16065	N	N	2010 KILLARNEY WY
9	062900	0420	9/12/02	410000	1670	0	7	1954	4	6825	N	N	2720 104TH AV SE
9	066600	0437	4/10/02	369000	1830	0	7	1953	5	14740	N	N	10130 SE 8TH ST
9	938910	0070	9/6/01	1340000	2080	130	7	1930	3	18550	Y	Y	506 OVERLAKE DR E
9	573960	0640	9/19/02	350000	1400	650	8	1967	4	10000	N	N	827 102ND AV SE
9	234430	0120	3/7/02	405000	1530	460	8	1980	3	8931	N	N	10521 SE 30TH ST
9	234430	0122	6/26/02	390000	1530	360	8	1980	3	7215	N	N	10529 SE 30TH ST
9	062900	0678	6/17/02	660000	1550	1550	8	1955	5	11375	N	N	2740 107TH AV SE
9	549720	0020	12/2/02	415000	1610	860	8	1978	3	9975	N	N	1005 103RD AV SE
9	549720	0080	12/16/02	455000	1630	1520	8	1978	4	9975	N	N	1006 103RD AV SE
9	082405	9100	11/6/02	705000	1650	1720	8	1974	4	7950	Y	N	2543 103RD AV SE
9	082405	9144	10/18/01	670000	1790	400	8	1952	4	13939	Y	N	2415 104TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 33
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Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	082405	9144	1/17/01	589900	1790	400	8	1952	4	13939	Y	N	2415 104TH AV SE
9	807790	0005	10/16/02	518500	1790	0	8	1998	3	9977	N	N	10305 SE 16TH ST
9	082405	9174	2/11/02	409500	1910	0	8	1952	5	8712	N	N	10307 SE 25TH ST
9	385990	0016	8/29/02	1300000	1940	1120	8	1954	3	17514	Y	Y	2165 101ST AV SE
9	549170	0150	4/24/02	855000	1980	0	8	1952	4	16098	Y	N	731 97TH AV SE
9	062900	0575	3/21/02	465000	2160	220	8	1931	4	11500	N	N	10610 SE 27TH PL
9	029200	0010	9/25/01	443000	2350	0	8	1962	3	10200	N	N	1009 102ND PL SE
9	066600	0236	6/11/02	510000	2550	0	8	1986	3	19995	N	N	10258 SE 7TH ST
9	082405	9204	7/25/02	650500	2560	0	8	1956	4	10890	Y	N	10314 SE 25TH ST
9	776870	0136	6/27/02	1560000	1510	1490	9	1995	3	14840	Y	Y	9326 SE SHORELAND DR
9	778740	0040	8/8/01	579950	2280	1110	9	1972	2	36290	N	N	204 101ST AV SE
9	234430	0115	7/31/02	625000	2370	0	9	2002	3	8237	N	N	10513 SE 30TH ST
9	549170	0170	6/4/02	937000	2440	1550	9	1966	3	19039	Y	N	9631 SE 7TH ST
9	573960	1240	9/12/02	625000	2450	0	9	2002	3	15000	N	N	10223 SE 8TH ST
9	066600	0217	11/22/02	535000	2600	0	9	2001	3	7725	N	N	10242 SE 8TH ST
9	549311	0090	5/28/02	825000	1650	1290	10	1988	3	27210	Y	N	530 97TH PL SE
9	234430	0037	12/2/02	1600000	2720	1500	10	1992	3	11601	Y	Y	3241 106TH AV SE
9	950220	0015	9/20/01	810000	2990	0	10	1981	3	12115	Y	N	10105 SE 25TH ST
9	234430	0022	7/16/02	940000	3140	310	10	2001	3	11229	Y	N	3261 106TH AV SE
9	778740	0010	5/15/01	800000	3360	2640	10	1972	4	31740	Y	N	406 DETWILLER RD
9	385990	0120	5/16/02	1399000	3420	2240	10	1987	3	13320	Y	N	2147 102ND PL SE
9	549310	0772	8/27/02	750000	3460	1090	10	1989	3	10025	N	N	9919 SE 5TH ST
9	549310	0365	6/12/01	1195000	3925	1315	10	1978	5	31600	Y	N	510 96TH AV SE
9	549310	0100	1/17/02	865000	2470	1000	11	2001	3	8000	Y	N	805 100TH AV SE
9	549310	0100	6/12/02	865000	2470	1000	11	2001	3	8000	Y	N	805 100TH AV SE
9	549310	0100	8/1/02	865000	2470	1000	11	2001	3	8000	Y	N	805 100TH AV SE
9	644730	0021	6/14/02	5500000	5720	1550	11	1922	5	38646	Y	Y	8743 OVERLAKE DR W

Improved Sales Removed from this Annual Update Analysis

Area 33

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	054010	0656	12/10/01	1453500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
1	054010	0658	6/21/01	770000	Estate
1	192505	9015	3/29/01	1850000	NO MARKET EXPOSURE; NON-REP. SALE
1	192505	9171	7/19/02	429000	Characteristic change
1	192505	9195	9/23/02	650000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXC
1	192505	9243	12/21/01	444000	FORCED SALE; NON-REPRESENTATIVE SALE
1	206800	0040	9/24/02	875000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXC.
1	206800	0080	6/13/01	867500	Prevlmp<=10K
1	220740	0050	6/12/01	1200000	Diagnostic outlier
1	242504	9065	11/12/02	3000000	Diagnostic Outlier
1	242504	9127	5/14/02	5200000	ImpCount
1	242504	9157	11/25/02	2700000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
1	242504	9191	1/24/01	550000	NO MARKET EXPOSURE
1	353490	0155	11/20/01	2650000	Related
1	353490	0330	10/10/01	5750000	Diagnostic outlier
1	400050	0065	7/3/01	2000000	PLOTTAGE; RELATED PARTY, FRIEND, OR NGH
1	739730	0031	6/26/01	1000000	IMP. CHAR CHANGED SINCE SALE Obsol
1	739730	0080	4/25/02	8490	CORPORATE AFFILIATES; STATEMENT TO DOR
1	920890	0015	1/3/01	1400000	PLOTTAGE; AND OTHER WARNINGS %Compl
1	926960	0020	11/20/02	860000	ImpCount
1	980810	0068	3/20/01	3800000	Imp Change
1	980810	0100	5/21/02	765000	ImpCount
1	980870	0025	7/25/01	440000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	980870	0415	10/29/02	360000	0 UnFinArea Prevlmp<=10K
1	980870	0848	4/11/01	880000	NO MARKET EXPOSURE
1	980870	0852	10/2/01	1100000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN,
1	980870	0920	9/12/01	1600000	NON-REPRESENTATIVE SALE
1	980870	1120	8/15/02	1750000	Diagnostic Outlier
1	980900	0050	6/29/01	1200000	Imp Change
5	025150	0380	6/29/01	650000	Diagnostic outlier
5	025160	0070	7/16/01	1118000	Diagnostic outlier
5	025162	0160	7/26/01	738600	Imp Change
5	054010	0452	1/2/02	500000	Diagnostic outlier
5	062690	0050	9/24/01	500500	Diagnostic outlier
5	062690	0050	12/20/02	499200	Diagnostic outlier
5	063200	0190	2/26/02	750000	Diagnostic outlier
5	064320	0010	3/25/02	1275000	Diagnostic outlier
5	064320	0140	1/23/02	1235000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXC
5	155210	0040	4/17/02	490000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXC
5	155210	0160	11/19/02	1300000	0 %Compl
5	164800	0040	4/9/01	650000	NON-REPRESENTATIVE SALE
5	164800	0060	6/11/01	850000	Relocation
5	164800	0060	7/10/01	850000	Relocation
5	165180	0160	3/11/02	850000	Teardown
5	165180	0400	7/12/02	590000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXC

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	187290	0015	7/16/01	395000	NO MARKET EXPOSURE
5	187290	0095	6/24/02	498500	Diagnostic outlier
5	202505	9120	4/19/02	522000	EXEMPT FROM EXCISE TAX
5	207900	0050	5/22/02	425000	0 %Compl
5	207900	0060	4/11/02	649900	Diagnostic Outlier
5	247270	0135	12/13/01	540974	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
5	252504	9031	7/25/01	1500000	NO MARKET EXPOSURE PrevImp<=10K
5	252504	9160	4/10/02	530000	Diagnostic outlier
5	252504	9174	9/21/01	585000	Imp Change
5	256630	0120	12/5/02	892400	Diagnostic Outlier
5	256630	0120	9/24/02	892400	RELOCATION - SALE BY SERVICE
5	256630	0120	10/21/02	892400	RELOC - SALE TO SERVICE;STATEMENT TO DOR
5	302505	9072	6/26/01	637500	Characteristic Change
5	302505	9077	8/14/02	25000	EASEMENT OR RIGHT-OF-WAY %Compl DORRatio
5	302505	9077	10/2/01	650000	NO MARKET EXPOSURE %Compl
5	302505	9114	3/7/02	419000	Characteristic Change
5	302505	9120	7/22/02	625000	0 %Compl
5	302505	9171	9/26/01	510000	PrevImp<=10K
5	302530	0330	5/7/02	70583	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
5	332350	0005	3/29/01	50165	QUIT CLAIM DEED;
5	336850	0070	7/25/02	925000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXC.
5	362504	9041	3/20/02	284278	FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
5	373800	0090	11/11/02	620000	RELATED PARTY, FRIEND, Act.PermitBeforeSale>25K
5	383550	2210	8/10/01	1511250	Obsol
5	383550	2230	6/11/01	990000	%Compl
5	412230	0035	5/24/01	315119	QUIT CLAIM DEED; AND OTHER WARNINGS
5	412230	0085	6/18/02	395000	RELOCATION - SALE BY SERVICE
5	412230	0085	6/18/02	395000	RELOCATION - SALE TO SERVICE
5	412250	0050	10/28/02	1225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXC
5	412270	0100	3/9/01	380000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	412290	20	36973	520000	Diagnostic outlier
5	412290	0230	3/13/02	2150000	Diagnostic outlier
5	438920	0003	4/8/02	600000	Diagnostic Outlier
5	438920	0695	7/22/02	540000	Diagnostic outlier
5	438920	0950	4/9/02	431000	Diagnostic outlier
5	542470	0205	10/15/01	500000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXC
5	546130	0060	7/5/01	2200000	Relocation
5	546130	0060	8/10/01	2200000	Relocation
5	644730	0185	3/22/01	1250000	Tear Down
5	644730	0195	8/23/02	1450000	Relocation
5	644730	0195	7/17/02	1450000	RELOCATION - SALE TO SERVICE
5	644730	0285	7/15/02	1490000	RELOCATION - SALE BY SERVICE
5	644730	0285	6/20/02	1490000	RELOCATION - SALE TO SERVICE
5	644860	0070	4/23/01	715000	Imp Change
5	758370	0035	10/24/01	495000	UnFinArea

Improved Sales Removed from this Annual Update Analysis

Area 33

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	758370	0035	4/2/02	725000	0 UnFinArea
5	808440	0010	9/15/02	19500	QUIT CLAIM DEED; RELATED PARTY, FRIEND,NGH
5	808440	0055	6/22/01	422000	DORRatio
5	808440	0111	9/16/02	410000	Diagnostic Outlier
5	808490	0085	1/12/01	1394000	NO MARKET EXPOSURE
5	808540	0066	4/3/01	902500	Diagnostic outlier
5	896480	0325	2/21/01	440000	Imp Chan
5	896480	0445	10/8/02	410000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXE
5	896480	0505	7/16/01	400000	NON-REPRESENTATIVE SALE
5	896480	0805	2/7/01	540000	Diagnostic outlier
5	896480	0820	11/13/02	570000	RELOCATION - SALE BY SERVICE UnFinArea
5	896480	0820	10/1/02	570000	RELOCATION - SALE TO SERVICE UnFinArea
5	896480	0870	10/22/01	852000	Imp Change
5	896480	0900	5/21/01	399500	Imp Change
5	931330	0030	5/31/02	1370000	Diagnostic Outlier
9	032200	0040	3/21/01	320000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	062405	9035	12/26/01	2000000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
9	062405	9057	7/9/02	258000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXC.
9	062900	0010	8/16/01	792000	NO MARKET EXPOSURE
9	062900	0229	11/28/01	600000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
9	062900	0822	6/22/01	555000	Obsol
9	082405	9242	11/20/02	93000	0 DORRatio
9	234430	0115	12/9/01	285000	TEAR DOWN; NO MARKET EXPOSURE DORRatio
9	383550	1905	6/22/02	3900000	QUESTIONABLE PER SALES IDENTIFICATION
9	385990	0055	6/5/02	488000	0 Obsol ActivePermitBeforeSale>25K
9	386147	0020	6/1/01	1799000	Diagnostic Outlier
9	438920	0435	6/19/02	1030000	GOVERNMENT AGENCY
9	438920	0500	1/22/02	2628333	Diagnostic Outlier
9	438920	0501	1/22/02	1314167	GOVERNMENT AGENCY
9	549170	0230	12/26/01	515000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
9	549220	0040	3/21/02	254000	0 UnFinArea
9	549310	0007	8/26/02	600000	Diagnostic outlier
9	549310	0080	10/16/01	2600000	Estate
9	549720	0040	10/17/02	465000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	562730	0903	8/1/02	3000000	Diagnostic Outlier
9	562730	1025	3/8/01	750000	Imp Change
9	573960	1180	8/23/02	290000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	776870	0215	3/6/02	915000	Diagnostic outlier
9	778740	0155	10/16/01	425000	Obsol
9	807790	0050	4/2/01	215500	DORRatio
9	807790	0050	4/2/01	215500	DORRatio
9	938910	0090	7/31/02	3880000	BANKRUPTCY - RECEIVER OR TRUSTEE

Vacant Sales Used in this Annual Update Analysis
Area 33

There was an insufficient number of land sales for separate analysis.

Vacant Sales Removed from this Annual Update Analysis

Area 33

There was an insufficient number of vacant land sales for separate analysis.



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr